



## Board of Adjustment Case Report

City of Raleigh  
Department of City Planning  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2626  
www.raleighnc.gov

**Case File:** A-74-17

**Property Address:** 5914 Big Nance Drive

**Property Owner:** Eddie & Edith Price

**Project Contact:** Eddie Price

**Nature of Case:** A request for a 1.7' rear yard setback variance pursuant to Section 2.2.1 of the Unified Development Ordinance to enclose an existing deck located at the rear of the detached house that results in an 18.3' rear yard setback on a .16 acre parcel zoned Residential-6 and located at 5914 Big Nance Drive.



**5914 Big Nance Drive – Location Map**

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**To BOA:** 6-12-17

**Staff Coordinator:** Eric S. Hodge, AICP

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**ZONING  
DISTRICTS:** Residential-6



### 5914 Big Nance Drive – Zoning Map

**VARIANCE STANDARDS:** In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions

that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

**Zoning District Standards:** The subject property is zoned Residential-6

**Lot Dimensions**

Area (min)	6,000 SF
Width – interior lot (min)	50'
Width – corner lot (min)	65'
Depth -	80'

**Yard Type**

**Minimum Setback**

Primary Street	10'
Side Street	10'
Side	5'
Sum of Sides	15'
Rear	20'



# Application for Variance



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

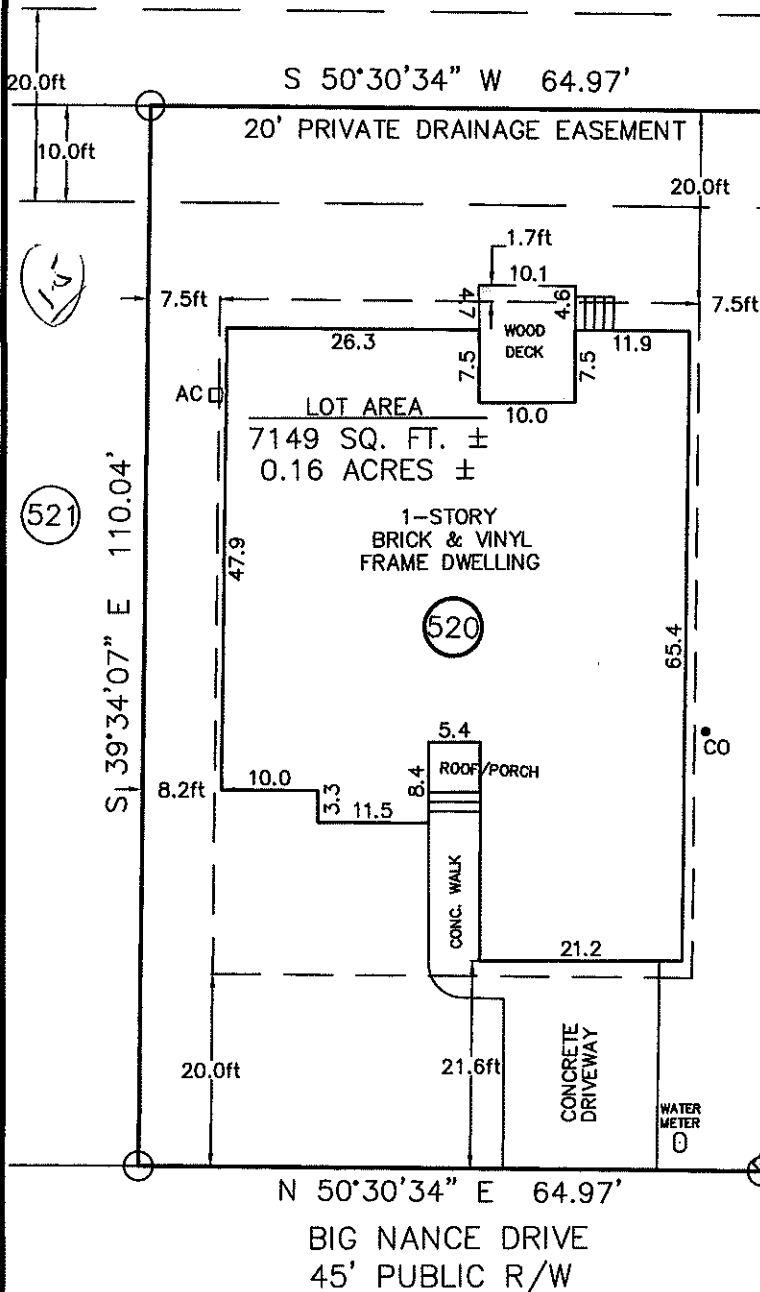
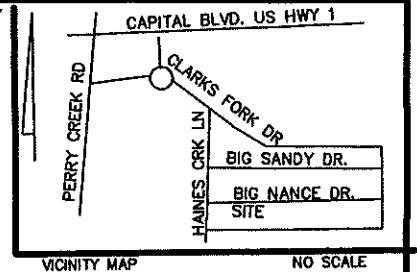
Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
Nature of variance request (if more space is needed, submit addendum on separate sheet): <i>Mr. Price is a Veteran, who is asking for 1.5 foot on his rear setback increase.</i>	Transaction Number  <i>A-74-17</i>
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.	

GENERAL INFORMATION			
Property Address <i>5914 Big Nance Drive Raleigh NC 27616</i>		Date	
Property PIN <i>1737586903</i>	Current Zoning <del>R-6</del> <i>R-6</i>		
Nearest Intersection		Property size (in acres) <i>.16</i>	
Property Owner <i>Price, eddie</i>	Phone <i>919.322.0764</i>	Fax	
Owner's Mailing Address <i>5914 Big Nance Drive Raleigh NC</i>	Email		
Project Contact Person <i>Princess Smith</i>	Phone <i>919.468.6217</i>	Fax	
Contact Person's Mailing Address <i>300 Dominion Drive Morrisville NC</i>	Email <i>psmith@getchampion.com</i>		
Property Owner Signature <i>Eddie Price JR</i>	Email <i>RoadHigh551@nc.rr.com</i>		
Notary Sworn and subscribed before me this <u><i>26</i></u> day of <u><i>April</i></u> , 20 <u><i>17</i></u>		Notary Signature and Seal <i>Jacquelyn B Snodgrass</i>  <i>My commission expires 10-26-2020</i>	

LEGEND:  
 LINES SURVEYED \_\_\_\_\_  
 LINES NOT SURVEYED \_\_\_\_\_  
 MINIMUM BLDG. SETBACK (PLAT) \_\_\_\_\_  
 EASEMENT \_\_\_\_\_  
 EXISTING IRON PIPE ○  
 SEWER CLEANOUT ●

REFERENCES:  
 BM 2001 PG.1619  
 DB 16734 PG 1348



- NOTES:  
 1) ALL DISTANCES ARE HORIZONTAL GROUND.  
 2) THIS IS A SURVEY OF AN EXISTING PARCEL.  
 3) SEE RECORD PLAT FOR CONTROL TIE AND NOTES.  
 4) SETBACKS REQUIRED BY RESTRICTIVE COVENANTS MAY BE GREATER.

I, JOHN S. COLLIER, CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM AN ACTUAL SURVEY BY ME OR MY ASSISTANT ACTING UNDER MY DIRECT SUPERVISION ON 4/06/17 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT THE ERROR OF CLOSURE AS CALCULATED BY THE COORDINATE METHOD IS 1: 10,000+/- THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK BM 2001 PAGE 1619 THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NCBELS RULE .1600.

WITNESS MY SIGNATURE AND SEAL

THIS 6 TH DAY OF MAR 2017

*John S. Collier*  
 PROFESSIONAL LAND SURVEYOR, L-3879

EXISTING IMPERVIOUS AREAS  
 HOUSE 2846 SF. ±  
 ALL CONCRETE 471 SF. ±  
 WOOD DECK 68 SF. ± 50%  
 TOTAL= 3185 SF. ± -44.55%



THIS SURVEY IS OF THE IMPROVEMENTS TO THE PROPERTY.

CURRENT OWNER: EDDIE PRICE & EDITH GREEN-PRICE.  
 5914 BIG NANCE DR.  
 RALEIGH, NC 27616-5795  
 PIN:1737586903, REID 0290208, ZONED:CUD TD  
 LOT 520, RIVERSIDE SUB'D  
 NEUSE TWSP. WAKE COUNTY, NC.



SURVEY FOR		
CHAMPION WINDOW CO.		
PREPARED BY		
JOHN S. COLLIER, PLS, L-3879		
PROFESSIONAL LAND SURVEYOR		
3407 BAUGH ST., RALEIGH, NC.		
27604, 919-876-8727		
Scale: 1"=20'	Date: 4/07/17	LT: 520
Drawn: JSC	Checked: JSC	Job: 15/39

1737586903  
PRICE, EDDIE GREEN-PRICE, EDITH  
5914 BIG NANCE DR  
RALEIGH NC 27616-5795

1737584885  
LENDACH, MICHAEL A LENDACH, AMY S  
5906 BIG NANCE DR  
RALEIGH NC 27616-5795

1737585765  
YANG, JI QU WANG, AI ZHEN  
5913 MYAKKA CT  
RALEIGH NC 27616-3266

1737585858  
HOPKINS, MARVIN THOMAS  
5910 BIG NANCE DR  
RALEIGH NC 27616-5795

1737586810  
CHRISTOMAS, TIMOTHY L CHRISTOMAS,  
CYNTHIA M  
5917 MYAKKA CT  
RALEIGH NC 27616-3266

1737586864  
BULLOCK, MELVIN COLEMAN-BULLOCK,  
SHARON A  
5921 MYAKKA CT  
RALEIGH NC 27616-3266

1737586957  
ELIAS, ABAHOR ELIAS, SUSAN  
5918 BIG NANCE DR  
RALEIGH NC 27616-5795

1737587818  
BUI, BING TRAN, DUNG  
5925 MYAKKA CT  
RALEIGH NC 27616-3266

1737587962  
PARKER, RHONDA E PARKER, LESLIE  
SEAN  
5929 MYAKKA CT  
RALEIGH NC 27616-3266

1737594051  
LI, XIAOFENG YANG, YAGUANG  
5905 BIG NANCE DR  
RALEIGH NC 27616-5796

1737595005  
AREVALO, ANABEL  
1200 LITCHBOROUGH WAY  
WAKE FOREST NC 27587-3613

1737595059  
OJIMADU, ISRAEL U OJIMADU, MERCY U  
5913 BIG NANCE DR  
RALEIGH NC 27616-5796

1737596103  
MACALALAG, TIMMY R MACALALAG,  
GREGORIA R  
5917 BIG NANCE DR  
RALEIGH NC 27616-5796

1737597001  
JACKSON, VITERIA HARRIS JACKSON,  
VICTOR JR  
5922 BIG NANCE DR  
RALEIGH NC 27616-5795

